

REPORT

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Streamlined Property Report Former Virginia-Carolina Chemical Company MacMurphy Site Charleston, South Carolina

Property Information

Site/Facility Name: The MacMurphy Company
Current Address: 186 Concord Street
Charleston, South Carolina
Longitude/Latitude: 32.7841° N / 79.9262° W
Acreage: Approximately 2.5
Dates of Ownership by:
Virginia Carolina Chemical Company: 1905 to 1919
Approximate Dates of
Sulfuric Acid Production: None - facility was a Dry Mixing Plant

Current Property Owners: South Carolina State Ports Authority
Current Property Use: South Carolina State Ports Authority

Contact Information

Prepared For: Bruce R. Frink, P.E.
ExxonMobil Refining and Supply Company
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Tampa, FL 33647
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BLASLAND, BOUCK & LEE, INC.

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1. Introduction

1.1 Purpose

Blasland, Bouck & Lee, Inc. (BBL) was retained by ExxonMobil Refining and Supply Company (ExxonMobil) to conduct a review of property information and prepare a Streamlined Property Report (SPR) for the site of a former MacMurphy Company fertilizer plant located in Charleston, Charleston County, South Carolina. The MacMurphy Company was a subsidiary of the Virginia-Carolina Chemical Company (VCC-1). The purpose of this SPR is to provide ExxonMobil with historical site and current use information which is needed to help respond to regulatory inquiries and to facilitate informed decision-making regarding the former VCC-1 MacMurphy site. Based on information that is currently available to BBL, the MacMurphy Company purchased the site in 1905 from the Wilcox & Gibbs Guano Company and owned it until 1919 when it was sold to the Middleton Compress and Warehouse Company. In 1924, VCC-1 entered into federal bankruptcy procedures, emerging in 1926 as Virginia Carolina Chemical Corporation (VCC-2) of Richmond, Virginia. VCC-2 merged into Socony Mobil Oil in 1963, and the company name changed in 1966 to Mobil Oil Company. In 1998, Exxon Corporation merged with Mobil Oil Company to form Exxon Mobil Corporation, the successor to VCC-2.

1.2 Scope of Work

The scope-of-work (SOW) completed by BBL for this review included the following tasks:

- Obtained and reviewed Sanborn Fire Insurance maps (Sanborn maps) dated 1884, 1888, and 1902 (Appendix A).
- Obtained and reviewed a United States Geological Survey (USGS) topographic map dated 1994 (Figure 1).
- Reviewed Fertilizer Manufacturers' Directory (FMD) and the American Fertilizer Handbook (AFD) yearbooks to obtain historical information on the fertilizer operations at the former VCC-1 MacMurphy site (Table 1).
- Conducted a one-day site visit to identify current use(s) of the former VCC-1 MacMurphy property and adjacent properties (and past uses, if possible) from readily-accessible areas such as public roads, trails, and other public right-of-ways (ROWs) and to generate photo-documentation (Appendix B).
- Obtained and reviewed chain-of-title information provided by NETR Real Estate Research and Information (NETR, 2005) (Table 2 and Appendix C).
- Identified the approximate boundaries of the former VCC-1 MacMurphy property using historical chain-of-title abstracting data and Sanborn maps.
- Obtained a 2001 digital aerial orthophotograph from the Charleston County Geographical Information System to evaluate recent site conditions and surrounding land use (Figure 2).
- Obtained the 2005 Charleston County tax map to identify current tax parcels within the former VCC-1 MacMurphy site property.
- Prepared a composite figure depicting the general locations of current and historical structures and features (color-coded and labeled), superimposed on a base map consisting of the 2001 aerial photograph, 2005

Charleston County tax map, and approximate boundaries of the former VCC-1 MacMurphy property (Figure 2).

- Prepared this SPR summarizing the information described above.

2. Site Description

2.1 Location and Description of Property

The former VCC-1 MacMurphy fertilizer plant was located in Charleston, Charleston County, South Carolina. Figure 1 depicts the location of the former VCC-1 MacMurphy property on a portion of the USGS 7.5-minute quadrangle map for Charleston, South Carolina. The current street address that most closely matches the location of the former plant is 186 Concord St. The former VCC-1 MacMurphy site was located on both the east and west sides of Concord Street. The eastern section of the VCC-1 MacMurphy site was built on a wharf extending into the Cooper River. The geographical location of the center of the VCC-1 MacMurphy site is at 32.7841° North Latitude and 79.9262° West Longitude. The former VCC-1 MacMurphy site occupied approximately 2.5 acres.

Figure 2 depicts the approximate former boundaries of the VCC-1 MacMurphy property superimposed on a 2001 aerial photograph. Figure 2 also depicts the approximate locations of major structures, improvements, and other features now or formerly situated within the boundaries of the former VCC-1 MacMurphy property and plant site. Historical features were digitized from the 1884 Sanborn map. Currently, two tax parcels are either located within or intersect the boundaries of the former VCC-1 MacMurphy fertilizer plant site. Current property boundary information was provided by the Charleston County Geographical Information System.

2.2 Chain-of-Title for Former MacMurphy Property

According to the NETR chain-of-title report for the property:

- Mortimer V. Haseldon and William C. MacMurphy of the MacMurphy Company purchased the MacMurphy site in 1905 from the Wilcox & Gibbs Guano Company and owned it until 1919.
- In 1919, Mortimer V. Haseldon and William C. MacMurphy sold the MacMurphy fertilizer plant to Middleton Compress and Warehouse Company.
- The former MacMurphy site is currently owned by the South Carolina State Ports Authority.

Based on the chain-of-title information, the former VCC-1 MacMurphy facility was sold prior to the 1924 bankruptcy of VCC-1.

2.3 Property and Operational History

Based on a review of available historical Sanborn maps, the MacMurphy facility became a fertilizer manufacturing plant sometime before 1884. Sanborn maps from 1884, 1888, and 1902 indicate that the Wilcox and Gibbs Guano Company operated a fertilizer plant on-site. Sanborn maps from 1884, 1888, and 1902 do not indicate that an acid chamber was located on-site. FMD and AFH yearbook entries between 1908 and 1919 classify the former MacMurphy plant as a code "B" or "C" facility, indicating that the plant was a complete fertilizer plant except for an acid chamber. Fertilizer yearbook entries listing the MacMurphy facility end in 1919 when the property was sold to the Middleton Compress and Warehouse Company.

Structures associated with the former MacMurphy site included a phosphate store house, an acid phosphate store house, a cotton shed, bagging mixing and storage, general storage house, an engine room, a coal house, storage houses, and an office. Figure 2 depicts the general locations of the former site features.

3. Site Reconnaissance Findings

3.1 Methodology

A site reconnaissance was conducted on January 4, 2006 by Mr. Matthew D. Fleahman, P.G. and Mr. David G. Jassby of BBL. To the extent possible, BBL visually and physically observed the former VCC-1 MacMurphy property from readily-accessible areas such as public roads and exterior areas of commercial facilities, such as parking lots, that were open to the public. Weather conditions on the day of the site reconnaissance were sunny and temperatures were between 50 and 55 degrees Fahrenheit. Photographs of the former VCC-1 MacMurphy property and vicinity are included in Appendix B.

3.2 Current Property Uses

3.2.1 Former VCC-1 MacMurphy Property

The former VCC-1 MacMurphy property is currently occupied by the South Carolina State Ports Authority (Figure 2). The former VCC-1 MacMurphy site is a secured area that could not be accessed from any public roads during the site reconnaissance. All portions of the former VCC-1 MacMurphy site are currently paved for vehicle traffic or covered by buildings (Photograph 10, Appendix B).

3.2.2 Adjacent Properties

Surrounding land use of the former VCC-1 MacMurphy property includes commercial and residential properties, the First Baptist Church School, United States Customs, restaurants, and the Charleston City Market. Refer to Figure 2 for a listing of surrounding properties.

4. Limitations

The format and content of the SPR are based on American Society of Testing Materials (ASTM) Standard Practice E1527-00 (ASTM Standard). However, due to the limitations and exceptions described below, this SPR will not satisfy the requirements of the ASTM Standard, and therefore, will not satisfy the innocent landowner defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Per the SOW for this project, BBL did not perform a detailed site inspection or conduct interviews with persons possessing specialized knowledge about the environmental condition of the former VCC-1 MacMurphy property (past/present property owners, regulators, local officials, etc.) due to the absence of property access agreements. To ascertain the current use and condition of the former VCC-1 MacMurphy property, BBL visually and physically observed the exterior of the property to the extent possible from publicly accessible areas such as roads, streets, parks, and other public right-of-ways. The site reconnaissance SOW did not include interior inspection of structures or a property walk-through.

The services performed and any opinions expressed in this report are based upon the limitations of the investigation as described. BBL has relied upon the accuracy of documents, oral information, and other material and information provided by ExxonMobil and others, and BBL assumes no liability for the accuracy of such data. Similarly, past and present activities on the former VCC-1 MacMurphy property indicating the potential presence of environmental concerns may not have been discovered by BBL's inquiries. BBL can offer no assurances and assumes no responsibility for site conditions or site activities that are outside the SOW as described in this report, or for changes to site conditions or regulatory requirements which may apply after completion of the services by BBL. BBL has reviewed the information obtained in connection with the performance of the work described in Section 1.2, in keeping with existing applicable environmental consulting standards and enforcement practices, but cannot predict what actions any given agency may take or what standards and practices may apply in the future.

The following special terms and conditions apply to this report:

- Information, observations, and conclusions provided in this report regarding current property use are based on the conditions and practices observed at the time of the site visit. Past conditions are considered only on the basis of the documents referenced in this report.
- No sampling activities were conducted as part of this review.
- Conclusions are based on information provided to or reasonably available to BBL.
- BBL does not warrant or guarantee the former property(s) suitable for any particular purpose, or certify the property as clean.
- This report has been prepared for the exclusive use of ExxonMobil.
- BBL does not:
 - Guarantee or certify the facility to be in compliance with federal, state or local regulations;
 - Purport to identify all hazards or unsafe practices; nor,
 - Suggest that other hazards or unsafe practices do not exist.

- No responsibility is assumed for control or correction of the conditions or practices referenced in this report.

5. List of Additional Documents

The following is a list of additional documents used in the preparation of this report and will be submitted upon request of ExxonMobil:

- Chain-of-title Abstracting by NETR Real Estate and Information (2005);
- Tax Parcel information from the Charleston County Geographical Information System;
<http://ccgisweb.charlestoncounty.org/website/Charleston/viewer.htm>

Tables

Table 1
Fertilizer Yearbook Table
Former MacMurphy Company, Charleston, South Carolina

Site ID	Source Name	City	State	Factory	Code	Code Definition	Year
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.			1908
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.			1909
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.			1910
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.	B,C	Fertilizer plant without acid chambers but having rock grinding and acidulating machinery	1911
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.	B,C	Fertilizer plant without acid chambers but having rock grinding and acidulating machinery	1912
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.	B,C	Fertilizer plant without acid chambers but having rock grinding and acidulating machinery	1913
SC-CHARLESTON-07	FMD	Charleston	SC	The MacMurphy Co.	C	Complete plant, except acid chamber	1914
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.	B	Fertilizer plant without acid chambers but having rock grinding and acidulating machinery	1914
SC-CHARLESTON-07	FMD	Charleston	SC	The MacMurphy Co.	C	Complete plant, except acid chamber	1915
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.	B	Fertilizer plant without acid chambers but having rock grinding and acidulating machinery	1915
SC-CHARLESTON-07	FMD	Charleston	SC	The MacMurphy Co.	C	Complete plant, except acid chamber	1916

Table 1
Fertilizer Yearbook Table
Former MacMurphy Company, Charleston, South Carolina

Site ID	Source Name	City	State	Factory	Code	Code Definition	Year
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.	B	Fertilizer plant without acid chambers but having rock grinding and acidulating machinery	1916
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.	B	Fertilizer plant without acid chambers but having rock grinding and acidulating machinery	1917
SC-CHARLESTON-07	FMD	Charleston	SC	The MacMurphy Co.	C	Complete plant, except acid chamber	1918
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.	B	Fertilizer plant without acid chambers but having rock grinding and acidulating machinery	1918
SC-CHARLESTON-07	FMD	Charleston	SC	The MacMurphy Co.	C	Complete plant, except acid chamber	1919
SC-CHARLESTON-07	AFH	Charleston	SC	The MacMurphy Co.	B	Fertilizer plant without acid chambers but having rock grinding and acidulating machinery	1919

Notes:

AFD - American Fertilizer Handbook
FMD - Fertilizer Manufacturers' Directory
SC - South Carolina

Table 2
Chain-of-Title Table
Former MacMurphy Company, Charleston, South Carolina

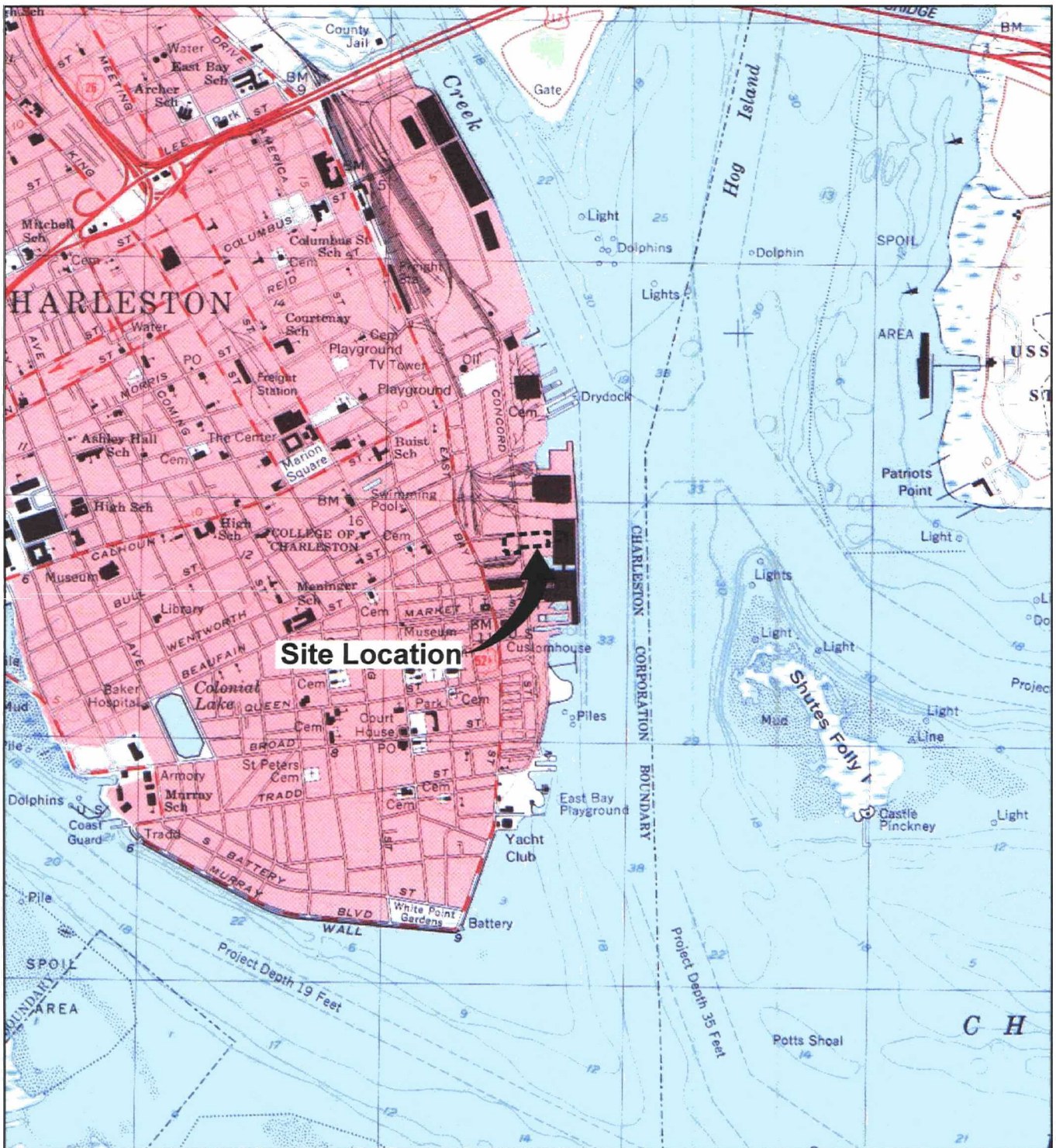
Site ID	Site Address	COT Year / Source	Year Purchased	Purchased From	Year Sold	Sold To	Probable Acreage	Current Owner	Notes
SC-Charleston-07	186 Concord St., Charleston County, Charleston, SC	2005 / NETR	1905	Wilcox and Gibbs Guano Company	1919	Middleton Compress and Warehouse Company	8	South Carolina Ports Authority	The original parcel is now part of a large parcel that houses the South Carolina State Ports Authority.

Notes:

cot - chain-of-title

SC - South Carolina

Figures



REFERENCE: BASE MAP USGS 7.5 MIN. QUAD., CHARLESTON, S.C. 1994.



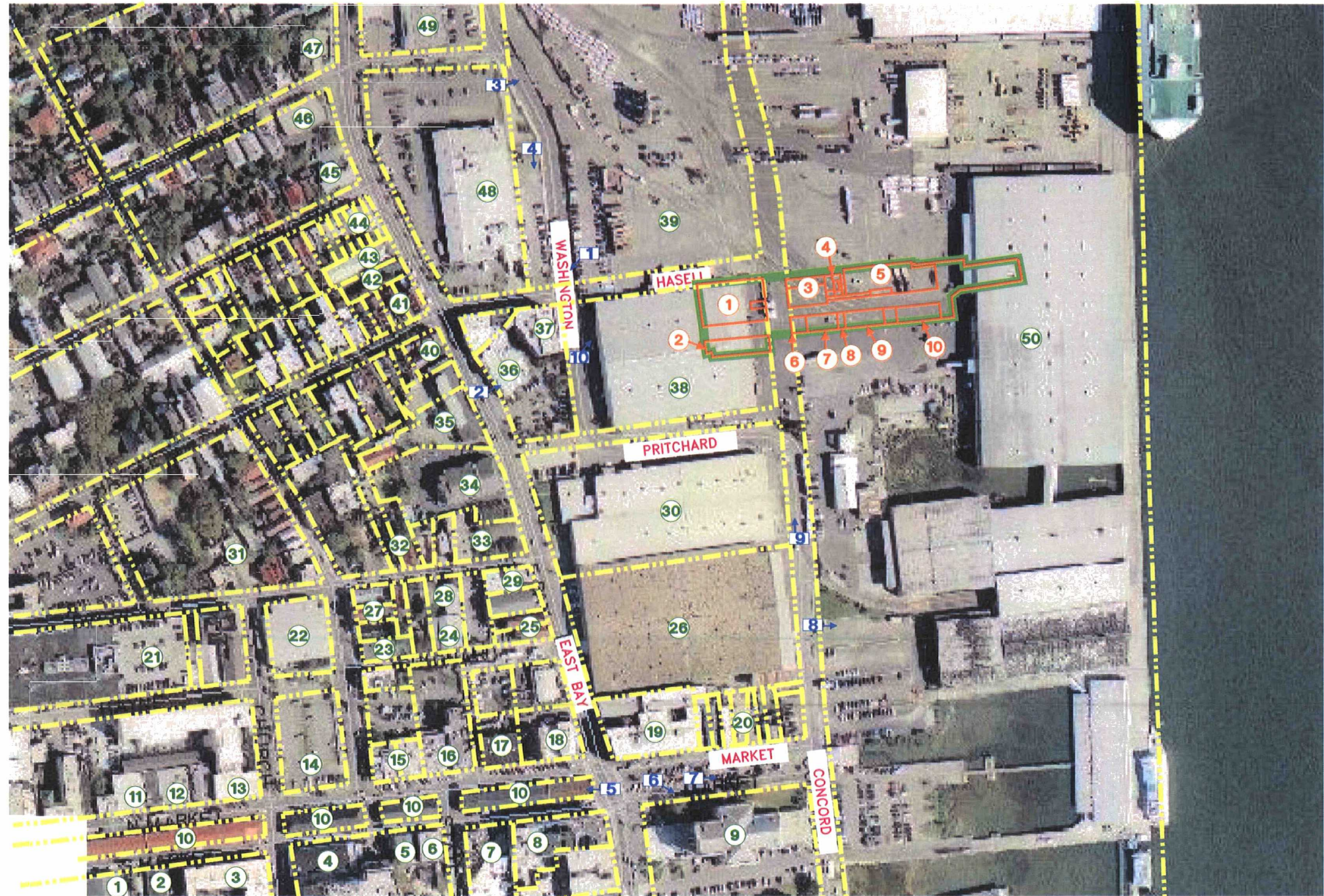
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VCC-1 MacMURPHY, CHARLESTON, SOUTH CAROLINA

STREAMLINED PROPERTY REPORT

SITE LOCATION MAP

BBL
BLASLAND, BOUCK & LEE, INC.
engineers, scientists, economists

FIGURE
1



HISTORICAL BUILDING KEY:

1. PHOSPHATE STORE HOUSE
2. COTTON SHED
3. BAGGING, MIXING AND STORAGE
4. ENGINE ROOM
5. ACID PHOSPHATE STORE HOUSE
6. OFFICE
7. STORAGE
8. COAL HOUSE
9. STORE HOUSE
10. GENERAL STORAGE HOUSE



CURRENT PROPERTY USAGE KEY:

Number	Site Description
1	Mistral Restaurant
2	Bubba Gump
3	South Market
4	French Corner
5	Garibaldis Restaurant
6	Hagen Dass
7	Charleston Crab House
8	Grill 225
9	US Custom House
10	City Market
11	Commercial Businesses/Restaurants
12	T Bones
13	Doubletree Suites
14	John Harrick Activity Building
15	Henrys Bar and Restaurant
16	Rainbow Market
17	Purple Tree
18	Charleston Candy
19	Carrol Building
20	Martini Bar
21	Hanks Seafood Restaurant
22	First Baptist Church School
23	Classic Carriage
24	Palmetto Carriage Barn
25	Law Offices
26	SC State Ports Authority Police Department
27	Old Town Carriage
28	Palmer's Pinckney Inn
29	Earth Living
30	SC State Ports Authority Police Department
31	Andrew Pinckney Inn
32	CRM
33	Charleston Bone and Joint
34	Lord Anson Arms
35	Acquisitions Furniture
36	Carolina First
37	Anson Borough Inn
38	Port Authority
39	US Customs Port
40	I-Sys
41	D.G Design Gallery
42	Charleston Harbor Tours
43	Aubergine
44	CRU Catering
45	State Farm
46	Baldwin & Associates, LLC.
47	Proto Express
48	Harris Teeter
49	Vegetable Inn
50	South Carolina State Ports Authority

LEGEND:

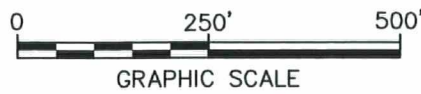
- APPROXIMATE BOUNDARY OF THE FORMER VCC-1 MACMURPHY PROPERTY
- APPROXIMATE LOCATION OF FORMER FERTILIZER PLANT FEATURES
- CURRENT TAX PARCEL BOUNDARIES
- LOCATION AND DIRECTION OF SITE INSPECTION PHOTOGRAPH; SEE APPENDIX B

NOTES:

1. HISTORICAL SITE FEATURES DIGITIZED FROM 1884 SANBORN MAP.
2. PARCEL BOUNDARIES DIGITIZED FROM 2005 CHARLESTON COUNTY PROPERTY TAX MAP.
3. 2001 AERIAL PHOTOGRAPH OF CHARLESTON, SOUTH CAROLINA PROVIDED BY CHARLESTON GEOGRAPHIC INFORMATION SYSTEM.
4. ALL LOCATIONS ARE APPROXIMATE.

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2005 CHARLESTON COUNTY TAX
MAP WITH 2001 AERIAL WITH
HISTORICAL SITE FEATURES

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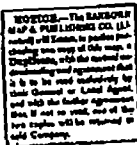
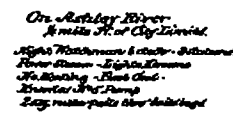
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Appendices

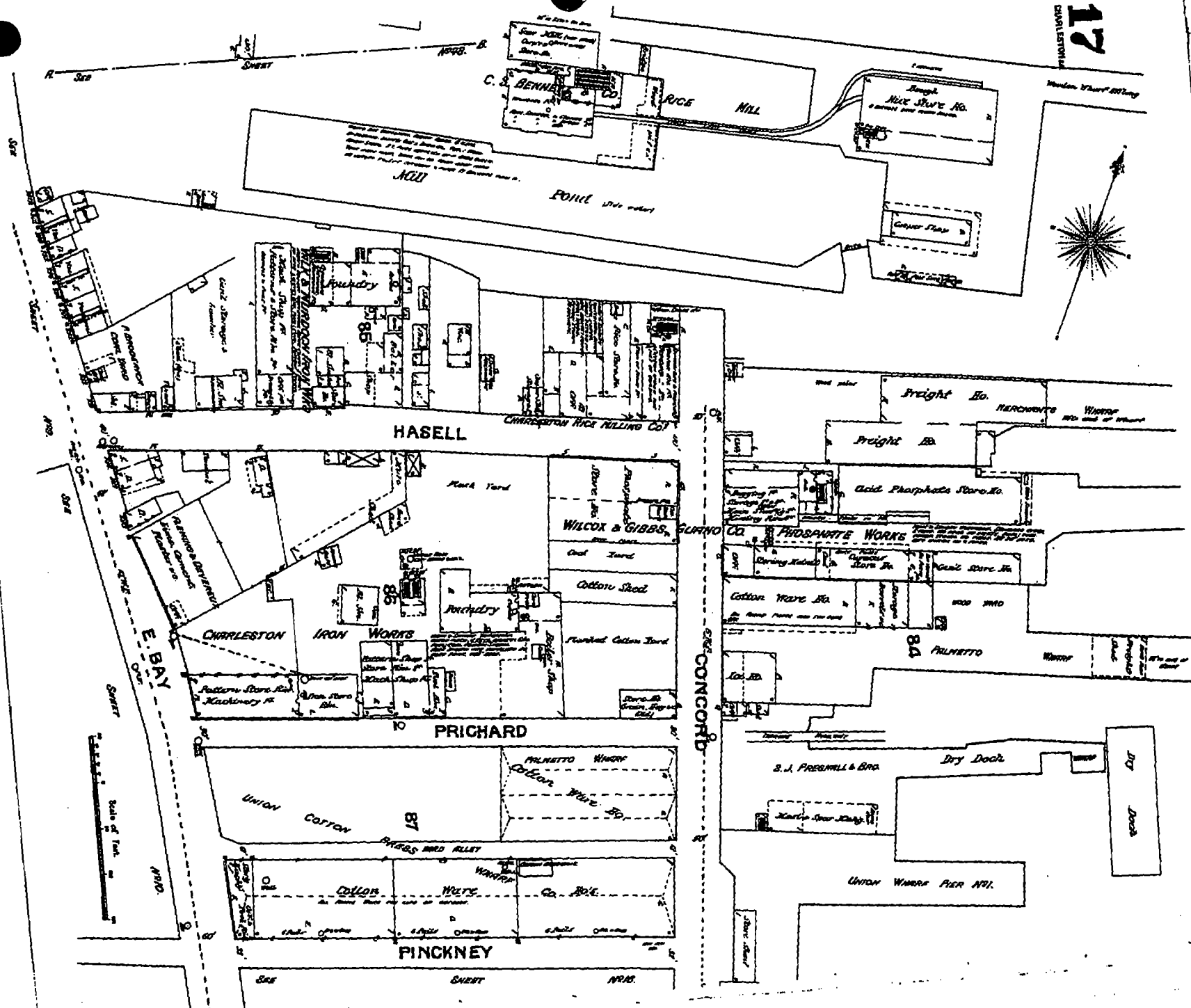
Appendix A

Sanborn Maps



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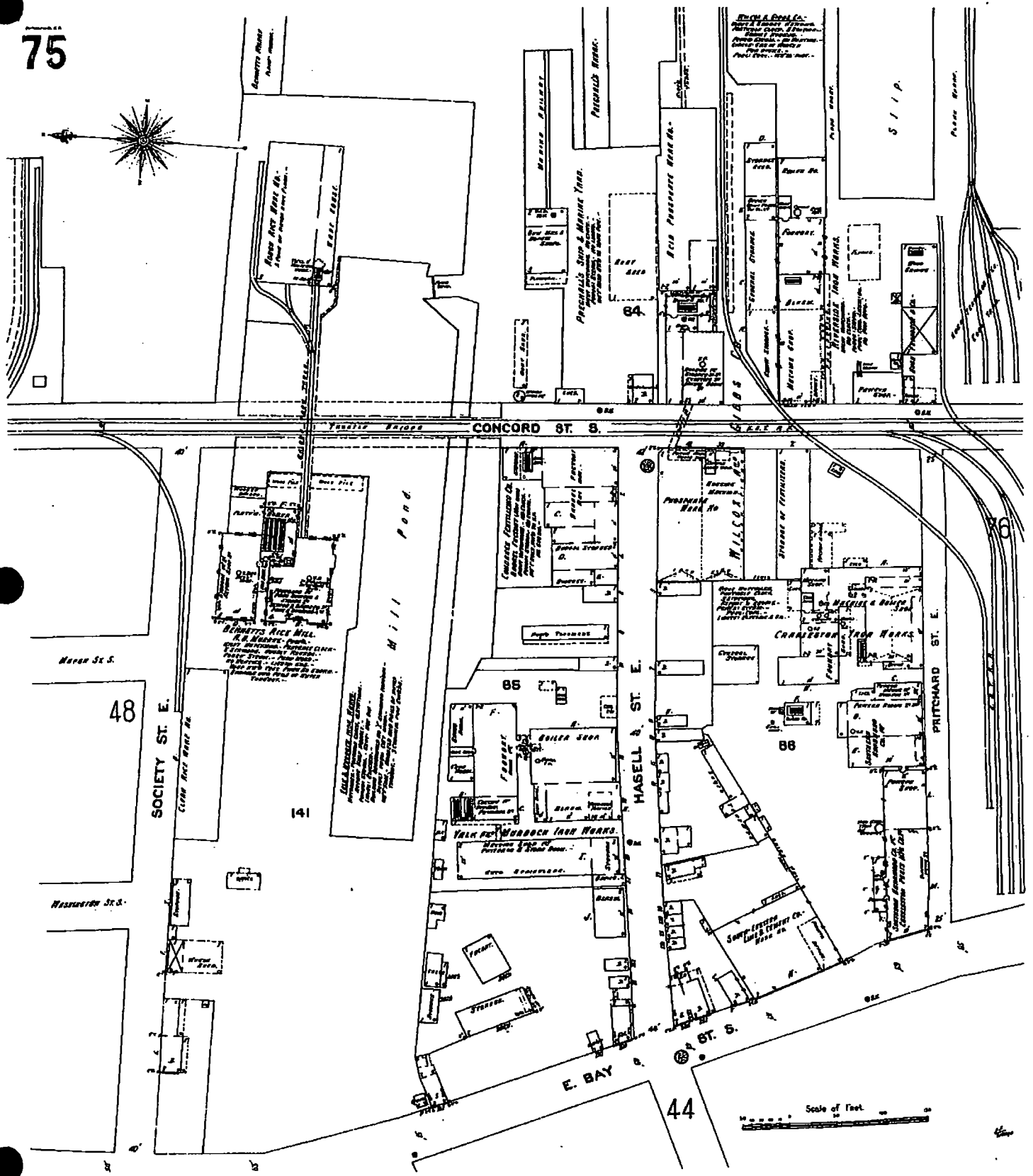
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75



Appendix B

Site Visit Photographs



Photograph 1 – View looking southwest along Washington Street, looking at the Anson Borough Inn west of the former VCC-1 MacMurphy property.



Photograph 2 – View looking east along East Bay Street, looking at the Carolina First Bank, west of the former VCC-1 MacMurphy site.



Photograph 3 – View looking east along Washington Street, looking at the Port Authority property north of the former VCC-1 MacMurphy site.



Photograph 4 – View looking south along Washington Street, looking at the Port Authority building located on the former VCC-1 MacMurphy facility.

Appendix B
Site Visit Photographs
Former VCC-1 MacMurphy – Charleston, South Carolina

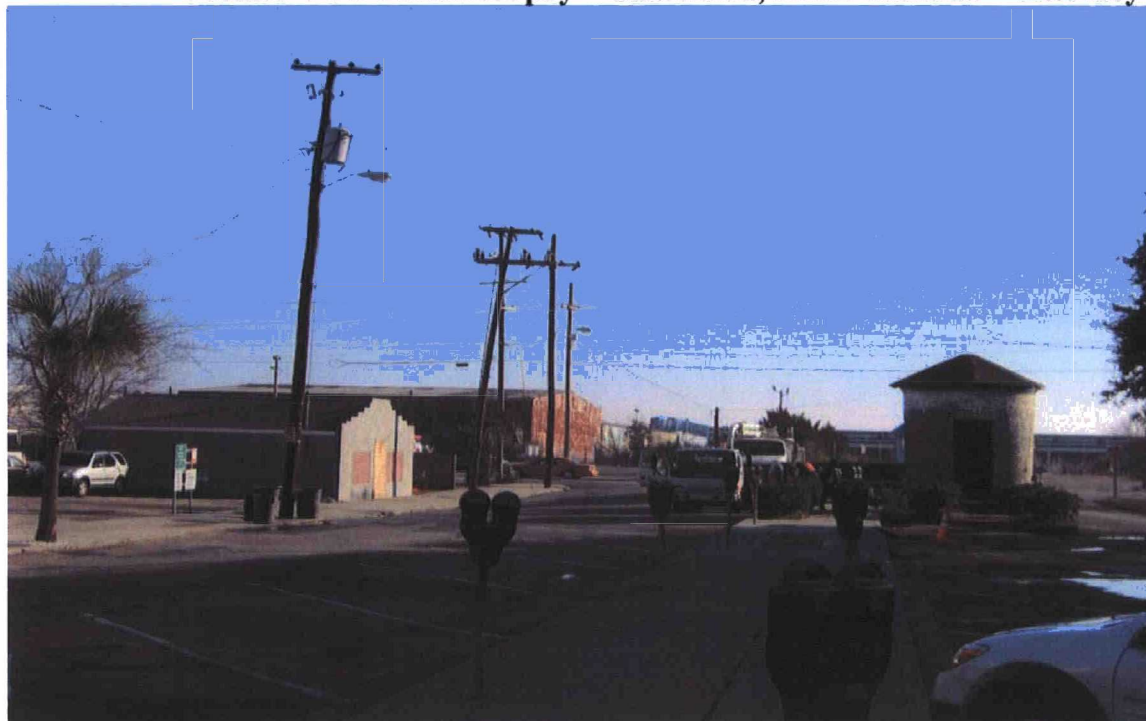
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Photograph 5 – View looking west along East Bay Street, looking at the City Market south of the former VCC-1 MacMurphy site.



Photograph 6 – View looking southeast along Market Street, looking at the US Customs House south of the former VCC-1 MacMurphy site.



Photograph 7 – View looking east along Market Street, looking at the Port Authority facilities south of the former VCC-1 MacMurphy site.



Photograph 8 - View looking east along Concord Street, looking at the Port Authority facilities south of the former VCC-1 MacMurphy site

Appendix B
Site Visit Photographs
Former VCC-1 MacMurphy – Charleston, South Carolina

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Photograph 9 – View looking north along Concord Street, looking at the southern boundary of the former VCC-1 MacMurphy site.



Photograph 10 – View looking northeast along Washington Street, looking at the Port Authority facility located on the former VCC-1 MacMurphy site.

Appendix C

Summary of Chain of Title Abstracting



2055 East Rio Salado Parkway, Suite 201
Tempe, Arizona 85281
Phone: (480) 967-6752
Fax Number: (480) 966-9422
Web Site: www.netronline.com

HISTORICAL CHAIN OF TITLE REPORT

**186 CONCORD STREET
CHARLESTON, SOUTH CAROLINA**

Submitted to:

**ENVIRONMENTAL DATA RESOURCES, INC.
C/O**

BLASLAND BOUCK AND LEE INC.

3700 Regency Parkway
Cary, North Carolina 27511
(919) 469-1952

Attention: David Jassby

Project No. N05-1754

Tuesday, December 06, 2005

NETR- Real Estate Research & Information hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

SOUTH CAROLINA STATE PORTS AUTHORITY

The following is the current property legal description:

All those certain pieces or parcels of land being a portion of 49.40 acres on the East side of Concord Street, lying between Hassell and Pritchard Streets, and being more commonly known as a portion of Assessor's Parcel Number: 459-00-00-009, lying and situate in the City of Charleston, County of Charleston, and the State of South Carolina.

1. HISTORICAL CHAIN OF TITLE

1. DEED:

RECORDED: 07-25-1883
GRANTOR: Daniel H. Wilcox, et al
GRANTEE: The Wilcox & Gibbs Guano Company
INSTRUMENT: Bk Z19, Pg 48

2. DEED:

RECORDED: 12-21-1905
GRANTOR: The Wilcox & Gibbs Guano Company
GRANTEE: Mortimer V. Haseldon and William C. MacMurphy
INSTRUMENT: Bk U24, Pg 383

3. DEED:

RECORDED: 10-02-1919
GRANTOR: Mortimer V. Haseldon and William C. MacMurphy
GRANTEE: Middleton Compress and Warehouse Company
INSTRUMENT: Bk W28, Pg 500

4. DEED:

RECORDED: 11-01-1944
GRANTOR: Concentration Compress and Warehouse Company,
formerly known as Middleton Compress and Warehouse
Company
GRANTEE: S. M. Canady
INSTRUMENT: Bk R44, Pg 650

5. DEED:

RECORDED: 12-18-1944
GRANTOR: S. M. Canady
GRANTEE: The Carolina Warehouse Corporation
INSTRUMENT: Bk J44, Pg 295

6. DISSOLUTION OF CORPORATION:

RECORDED: 07-25-1958
GRANTOR: The Carolina Warehouse Corporation
GRANTEE: Cheshire, Sullivan and Canady, Inc.
INSTRUMENT: Bk E66, Pg 425

7. DEED:

RECORDED: 08-20-1959
GRANTOR: Fulton National Bank of Atlanta, as Executor of the
Estate of W. R. Sullivan, also known as William R.
Sullivan, deceased
GRANTEE: The Fulton National Bank of Atlanta, as Trustee
INSTRUMENT: Bk O68, Pg 386

2. LEASES AND MISCELLANEOUS

1. LEASE:

RECORDED: 08-31-1898
LESSOR: Wilcox & Gibbs Guano Company
LESSEE: W. C. MacMurphy & Company
INSTRUMENT: Bk L23, Pg 111

2. LEASE:

RECORDED: 05-28-1943
LESSOR: Concentration Compress and Warehouse Company
LESSEE: United States of America,
INSTRUMENT: Bk M41, Pg 481

3. No environmental liens were found of record.

3. LIMITATION

This report was prepared for the use of Environmental Data Resources, Inc., and Blasland Bouck and Lee Inc., exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.